

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, February 4, 2015

CALL TO ORDER: 7:02 pm by Chair Tom Matlack

MEMBERS PRESENT: Tom Matlack, Chairman, Jennifer Davis, Vice Chair, Janice Huxford, Pamela Barnett, Mirza Avdic, Linda Hoult, Gary Petershagen

MEMBERS ABSENT: None

STAFF PRESENT: Lead Senior Planner Russ Wright, Senior Planner Sally Payne, and Clerk Jill Meis

OTHERS PRESENT: None

Excused Absence: None

Guest business: None.

Special Presentation: None.

Action Items:

1. *Approve January 21, 2015 Meeting Minutes.* Commissioner Hoult made a motion to approve January 21, 2015 minutes, Commissioner Barnett 2nd. Motion carried 7-0-0-0.
2. *Proposed 2015 Work Program.* Commissioner Hoult made a motion to approve the Proposed 2015 Work Program, Commissioner Avdic 2nd. Motion carried 7-0-0-0.

Public Hearing:

PC Chair Opens Meeting - Commissioner Matlack opened the public hearing.

Staff Presentation – Subarea Plan Zone District Warehouse Allowance Code Amendment LUA2015-0074, Senior Planner Sally Payne gave a presentation regarding the purpose behind the original decision not to allow warehouses and the necessity for the allowance at this time. In response to direct interactions with potential developers and for attracting new employers, it is recommended by staff that the Planning Commission forward a recommendation to City Council to approve the proposed amendment.

Commissioner's questions for staff – Commissioner Huxford questioned the means of notification of the public hearing and suggested using the local newspaper to get feedback from the residents. Commissioner Davis asked for some clarification on the term "wholesale trade accessories".

Proponent's comments – none

Comments from the audience – none

Proponent rebuttal comments – none

Comments from the audience – none

Proponent rebuttal comments – none

Close public comments portion of hearing by motion- Commissioner Hoult made motion to close public portion, Commissioner Huxford 2nd, motion carried 7-0-0-0.

Close public hearing- Commissioner Hoult made a motion to close public hearing, Commissioner Petershagen 2nd, motion carried 7-0-0-0.

Commission Action by Motion – Commissioner Hoult made motion to approve the Subarea Plan Zone District Warehouse Allowance Code Amendment LUA2014-0075, Commissioner Barnett 2nd, motion carried 7-0-0-0.

Discussion Items: Lead Senior Planner Wright provided an overview of the chapters and updates to the Comprehensive Plan pertaining to the Housing Element. Senior Planner Payne provided an overview of the chapters and updates to the Comprehensive Plan pertaining to the Public Services, Utilities and Transportation. Commissioner Huxford said that the public had asked her if there was a plan for the perceived rapid growth developing in the southeast corner of the lake and the impact on that school district. Commissioner Hoult stated that the schools are constantly updating their projections to allow for fluctuations in student attendance. Commissioner Davis asked for clarification on the solid waste element. Senior Planners Wright and Payne explained that we contract out for those services and the section would be removed. Commissioner Matlack asked for clarification on the length of time between comprehensive plan updates and if we could change the interval if we need additional funding for traffic projects. Senior Planner Wright answered the questions and explained how traffic projects are funded.

There was an informational handout and brief overview provided on meeting etiquette and guidelines for holding public meeting.

Commissioner Reports: None

Commissioner Huxford asked where to direct comments regarding the BMX bike track. Senior Planner Payne is the planning department contact for the park. Commissioner Huxford asked what the city's position on distressed properties is and where can residents go to report a concern. Lead Senior Planner Wright gave the code enforcement protocol and contact information.

Commissioner Barnett attended the Design Review Board meeting pertaining to the Petco store. She reported that the meeting went well and the design was well presented.

Planning Director Report:

Adjourn: Motion by Commissioner Hoult, Commissioner Huxford 2nd, meeting adjourned at 8:09 p.m. Motion carried 7-0-0-0.



Tom Matlack, Chair



Jill Meis, Clerk, Planning &
Community Development